



# Arthurstown House

## Arthurstown, Ardee, Co. Louth A92 W892

Arthurstown House is an outstanding 4 bedroom detached residence, which extends to approximately 297 sq.m / 3,200 sq.ft. and sits proudly on circa 2 acres of beautifully landscaped gardens with paddocks, double lofted garage and purpose built lofted barn and stables.

This contemporary residence was constructed in 2002 to the highest of standards and boasts a splendid exterior with a mix of stone with red brick surrounds and corners and cobblelock paths all of which are complimented by the mature gardens which surround this fine home.

Located just off the N2 Dublin / Derry Road with Dublin Airport on its doorstep this property is ideal for those with an equine interest, all garden enthusiasts, those working from home or any person in search of a special country property.

Asking Price €695,000

## THE GARDENS & GROUNDS

The tone for this magnificent property is set on the approach with two fine entrances with stone piers with automated gates to the house, attractive double garage with matching stone facade with feature arch doors and red brick surround, winding driveway all enclosed with beautiful rolling lawns with white wrought iron railings and matching white lanterns, along with an array of mature trees offering the ultimate privacy to Arthurstown House.

To the rear are two beautifully appointed outdoor patio and barbeque areas accessed via cobblelock steps from the residence. The rolling lawns wrap this entire property and are stocked with a wide variety of mature trees and shrubs. The neat box hedging and clever plantation provide numerous enclaves for some quiet relaxation. Neatly to one side there is a vegetable garden with an array of home grown delights, an orchard filled with a variety of apple and pear trees, polytunnel and a paved path to a greenhouse.



## STABLES & PADDOCKS

The property has a separate gated entrance to a fine purpose-built barn and stables with sand arena adjoining, tarmac yard and two well-appointed paddocks to the rear. The paddocks are attractively fenced with iron and wooden railing and serviced with water with a stone path running around the perimeters.

## THE RESIDENCE



The property has amazingly spacious living and bedroom accommodation. The entrance hall is bright with open stairwell, a wonderful light filled kitchen/dining area is fitted with a superb cream country kitchen, island and pantry with matching overmantle surrounding the solid fuel Aga. The formal reception is very spacious and bright and enjoy amazing views of the surrounding countryside. The large feature arched window off the Sunroom takes in the entire views of the breath-taking gardens to the rear. There are two very well positioned office / reception rooms and on the first floor there is an amazing master suite with separate dressing room.

*Top quality features are in abundance in this property and the quality of materials and craftsmanship is evident throughout. Style and attention to detail set the tone for this well finished residence.*



## ACCOMMODATION

### Entrance Hallway

4.1 x 3.7 / 13'5" x 12'1"

Hardwood flooring, hardwood stairs with carpeted step, dado rail, attractive radiator cover, recess spot lights, alarm and phone point



### Office

3.5 x 3.1 / 11'5" x 10'2"

Carpet flooring, spot lights and TV point

### Cloak Room

1.69 x 0.63 / 5'6" x 2'1"

Carpet flooring, lighting, shelving and rail



### Family Room / Office

4.8 x 3.1 / 15'8" x 10'2"

Carpet flooring, spot lights and two phone points.



### Sitting Room

8.4 x 5.2 / 27'6" x 17'0"

Fantastic large family room with decorative wooden mantel, cast iron insert, marble hearth and open fire, dado and picture rails, attractive radiator cover, carpet flooring, bay window (2.25 x 0.93), brass picture wall light and double French doors leading to Sunroom.



### Sunroom

4.4 x 4.1 / 14'5" x 13'5"

Hardwood flooring, brass wall light fittings, cream high gloss Stanley stove with red brick fireplace and raised hearth, large feature arch window overlooking gardens, vaulted ceiling and french doors leading to decking area.



### Kitchen / Dining Area

6.9 x 4.2 / 22'7" x 13'9"

Fabulous country inframe cream kitchen with matching island, feature tiled floor and splashback, spotlights, solid fuel Aga cooker with cream overmantle, TV point, integrated dishwasher, integrated fridge and radiator cover.



### Pantry

4.1 x 3.1 / 13'5" x 10'2"

Tiled flooring, ceiling coving, spotlights, plumbed for washing machine and tumble dryer, electric cooker and ceramic hob. Range of presses and back door leading to garden.



### Downstairs Toilet

2.4 x 1.7 / 7'10" x 5'6"

Picture and dado rail, part wooden panelling, w.c., w.h.b. and heated towel rail.





### Landing

Fantastic large spacious landing with solid wooden flooring, radiator covers and dado rail.



### Bedroom 1

6.6 x 4.9 / 21'7" x 16'0"

Carpet flooring, ceiling coving and phone point.  
Shuttered windows to the front



### Ensuite Bathroom

3.11 x 2.3 / 10'2" x 7'6"

Tiled flooring, w.c., w.h.b., bath with shower attachment and power shower, tiled walls



### Bedroom 4 / Dressing Room

4.2 x 3.3 / 13'9" x 10'9"

Complete with an extensive range of wardrobe space with range of drawers shelving and rails. Carpet flooring. This room can be used for a bedroom or walk in wardrobe / dressing room.

### Bedroom 3

5.2 x 4.3 / 17'0" x 14'1"

Carpet flooring and tv point.



### Bedroom 4

4.1 x 3.7 / 13'5" x 12'1"

Carpet flooring, TV and phone point and built in wardrobes.



### Bathroom

4.5 x 4.2 / 14'9" x 13'9"

Large bright bathroom complimented with luxurious bathroom fittings including w.c., w.h.b. with pedestal, bidet, bath with tiled surround, tiled shower unit with power shower, tiled floor with decorative feature, radiator cover and spot lights.



### Walk in hotpress

1.59 x 2.12 / 5'2" x 6'11"

Large walk in hotpress with shelving and access to attic



**Garage**

7.82 x 6.5 / 25'8 x 21'4

Double garage with lights and shelving, steel stair case to floored lofted area



**Barn / Stables**

9.32 x 4.22 / 30'7 x 13'10

3 stables with storage area lofted with access by steel stairs and double doors to sand arena, light and power.



## FEATURES

- Stunning residence on an amazingly mature 2 acre site
- Quiet countryside location with exceptional views
- Sought after location close to M1
- Attractive low maintenance exterior
- Extremely spacious living & bedroom accommodation
- Exceptional interior décor throughout
- Excellent broadband facility
- PVC double glazed windows
- PVC fascia and soffit



## OUTSIDE



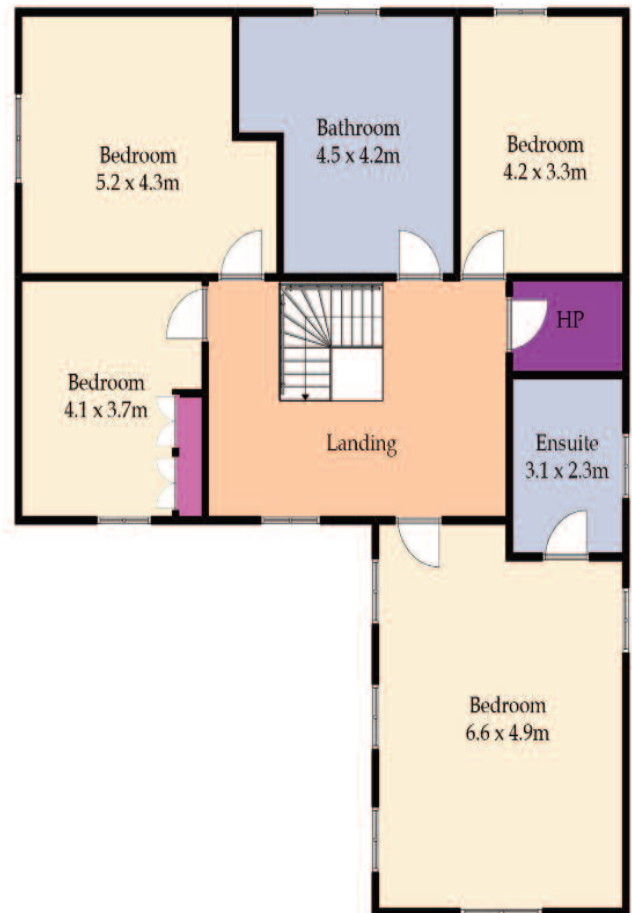
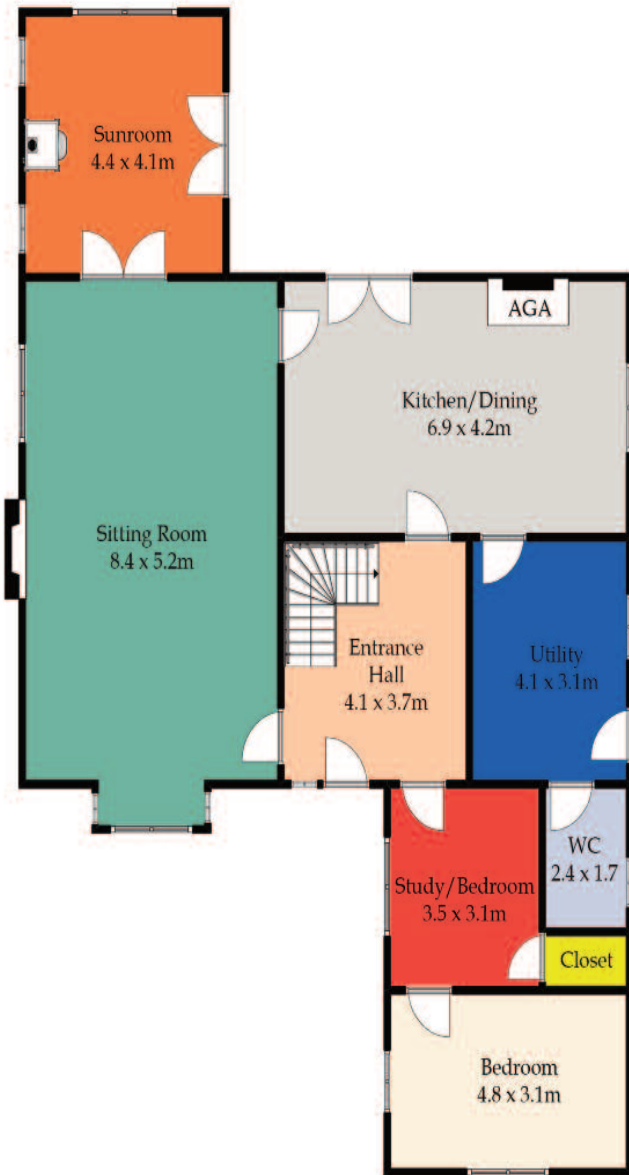
- Stone entrance with automated gates
- Detached double garage with lofted area for storage
- Separate gated entrance to barn / stables, yard and paddocks
- Excellently manicured gardens with beautiful walkways
- Abundance of mature plantation
- Vegetable garden with orchard with a variety of apple and pear trees
- Polytunnel and greenhouse
- Carefully appointed paddocks with iron and wooden railings
- Purpose built barn with 3 stables
- Sand arena

## SERVICES

- Private well & mains water
- Private sewerage
- Electricity to all outbuildings
- Outside tap to three paddocks and stables
- Fully alarmed & sensor lighting outside
- Oil fired central heating. Oil fired Aga cooker and Stanley stove.







290 Sq Meters  
 Measurements and layout are approximate and  
 for illustration purposes only









## FIXTURES & FITTINGS

Flooring, blinds, spots lights, Miele Integrated Dishwasher, Bosch integrated fridge, Aga oil fired cooker, electric cooker & ceramic hob, radiator covers and solid fuel Stanley stove.

## LOCATION

This property clearly enjoys the resources of many towns Ardee, Carrickmacross, Dundalk and Drogheda and is within a 40 minute drive to Dublin City & Airport. Excellently located just 3 miles from the M1.

## DIRECTIONS

From Drogheda travel to Ardee, from Ardee take the Derry Road N2 for 5.3 kms and turn right for Arthurstown (L5199 )and the property is the first house on the left hand side.